



**Hobbs & Webb**

**DUMFRIES PLACE**  
Weston-Super-Mare, BS23 4LQ

Price £190,000





1 Dumfries Place Weston-super-Mare BS234LQ

We are acting in the sale of the above property and have received an offer of £195,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts take place.

Being sold with no onward chain, located on the level a short walk from local shops and schools as well as Clarence parks and the nearby sea front a older style 3 bedroom end of terraced house. The house has Upvc double glazing and gas central heating with the accommodation comprising an entrance hall leading to a dining room and lounge, with a kitchen that overlooks the rear garden. On the first floor 2 double bedrooms and a bathroom with a useful study area which also allows access via a stair case to a further 2nd floor double bedroom. Outside a small front garden and a rear garden measuring 35'0" x 17'0 (10.67m x 5.18m) approx which can also be accessed from a service lane to the side with a useful home office / garden room. As there is potential vehicular access to the rear of the property there is scope for off road parking subject to and required consents and permissions.

### Local Authority

North Somerset Council Tax Band: B

Tenure: Freehold

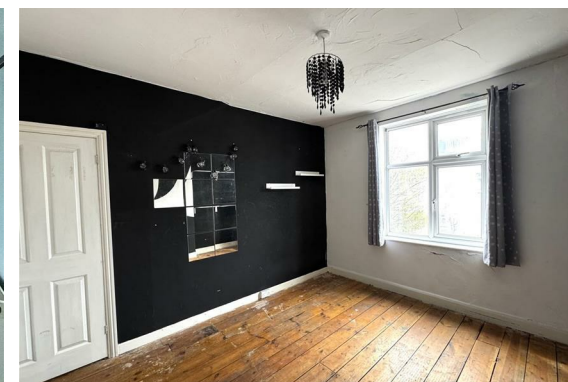
EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		59
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

TO ARRANGE A VIEWING OR FOR FURTHER  
INFORMATION ON THIS PROPERTY PLEASE CONTACT  
OUR SALES TEAM

**01934 644664**

[info@hobbsandwebb.co.uk](mailto:info@hobbsandwebb.co.uk)



# PROPERTY DESCRIPTION

Upvc double glazed double doors to.

## Entrance Porch

7'6" x 1'6" (2.29m x 0.46m)

Upvc double glazed windows, tiled floor, inner Upvc Stain and leaded light glazed door with window to side to.

## Entrance Hall

Coved ceiling, radiator, timber effect flooring.

## Dining room

16'5" recess x 12'5" (5.00m recess x 3.78m)

Chimney breast, under stair storage cupboard, radiator, timber effect flooring, archway through to.

## Lounge

15'5 bay x 10'5" recess (4.70m bay x 3.18m recess)

Upvc double glazed bay window to the front, chimney breast with coal effect gas fire with marble inset and hearth with timber surround, radiator, timber effect laminate flooring.

From the dining room folding door to .

## L shaped Kitchen

10'8" x 6'4" ext 10'3" (3.25m x 1.93m ext 3.12m)

Sky light, Upvc double glazed window overlooking the rear garden, Upvc double glazed back door. The kitchen is fitted with a range of grey coloured units comprising double and 2 single wall cupboards, cupboard housing gas

fired boiler providing hot water and central heating, integrated fridge and freezer. Single bowl and sink tidy single drainer sink with mixer tap over and double cupboard under, further double and single base cupboards, triple base drawers with roll edge work tops over with tiled surrounds, integrated dishwasher and space and plumbing for a washing machine, integrated 4 ring and wok burner stainless steel hob with stainless steel chimney extractor hood and light over, integrated stainless steel oven, radiator, timber effect flooring.

From the entrance hall spindled balustraded staircase rising to.

## First floor landing

## Bathroom

5'6" x 5'2" (1.68m x 1.57m)

White suite of panelled spa bath with mixer tap with shower attachment and mains mixer shower unit over with folding screen to side, pedestal wash hand basin, high level WC, fully tiled walls with inset wall mirror, heated towel rail, Upvc double glazed window, timber effect flooring.

## Bedroom 1

13'1" x 10'5" recess (3.99m x 3.18m recess)

Upvc double glazed window to the front, chimney breast, radiator.

## Bedroom 2

12'4" x 10'6" recess (3.76m x 3.20m recess)

Coved ceiling, Upvc double glazed window, chimney breast, radiator.

# PROPERTY DESCRIPTION

## Study area

9'7" x 5'3" (2.92m x 1.60m)

Including stair riser, Upvc double glazed window to the front, radiator, spindled balustraded stair case to.

## Bedroom 3

15'3" x 12'1" max (4.65m x 3.68m max)

Including stair well and part sloping ceilings, 4 spot lights, built in storage cupboard and eaves storage cupboards, 3 Velux sky lights.

## Outside

Small front garden laid to chippings with raised flower border. The rear garden can be approached from a service lane to the side of the property via a timber pedestrian gate it measures approx. 35'0" x 17'0 (10.67m x 5.18m) approx. and is enclosed by block walling and timber fencing. Paved patio with outside tap, home office / garden room measuring 15'0" x 13'5" (4.57m x 4.09m) of timber construction with Upvc windows and double doors to timber decked seating area.

## Tenure

Freehold

## Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water mains supply Bristol Wessex water
- Heating Via gas central heating

- Sewerage mains drainage via Bristol Wessex water
- Broadband via Fibre to the property

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)





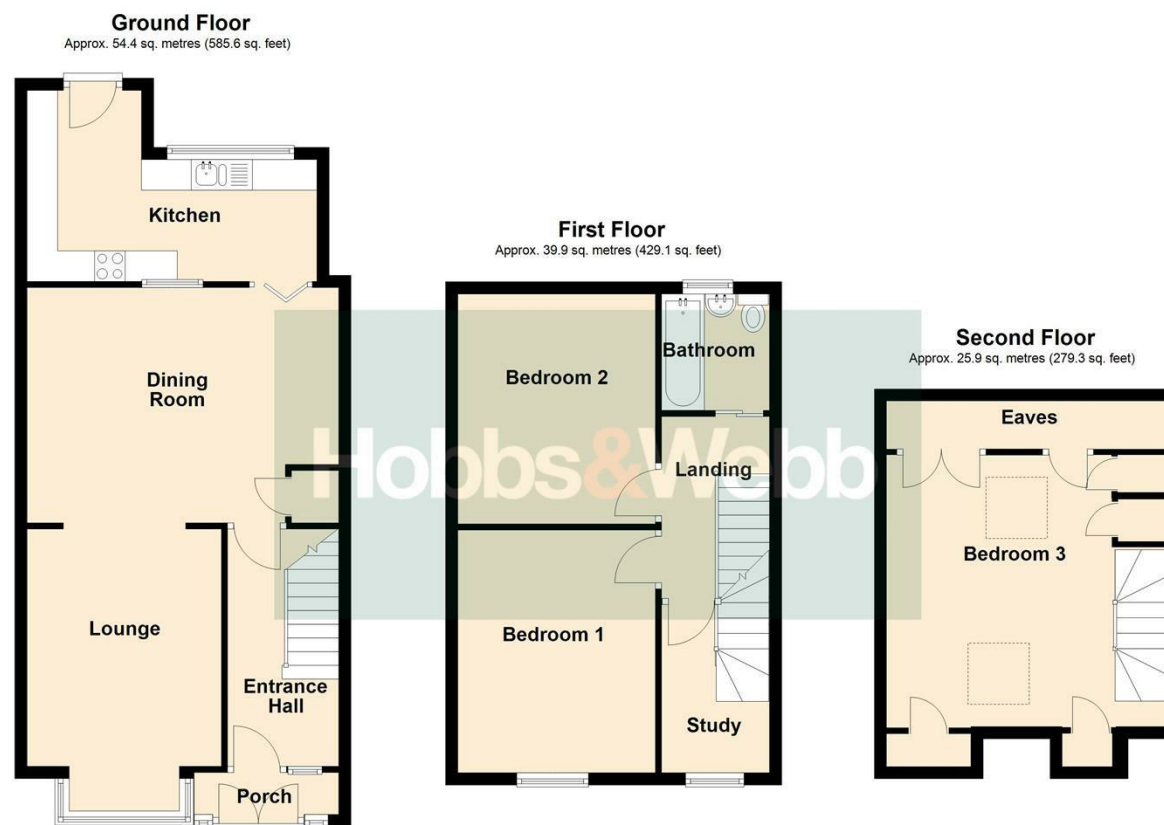












Total area: approx. 120.2 sq. metres (1293.9 sq. feet)

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Plan produced using PlanUp.

# Hobbs&Webb

## 01934 644664

Open 7 days a week

From - Fri 8am - 6pm Sat 9am - 4pm

Sun 10.30am - 2.30pm



### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.

2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.